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THE STORY OF

# Pinecroft House

*Sheringham, Norfolk*

SOWERBYS



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THE STORY OF

# Pincroft House

23 Uplands Park, Sheringham,  
Norfolk, NR26 8NE

Well Proportioned and Immaculately Presented  
Accommodation Extending to over 1,600 Sq. Ft

Three Bedrooms and Spacious Family Bathroom

Wonderful Fitted Kitchen Open to Garden Room

23' Dual Aspect Lounge Open to Dining  
Area with Doors to Garden

Glorious Landscaped Grounds of 1/3 Acre (STMS)

Positioned on a Corner Plot in a Sought  
After Residential Location

Garage and Ample Parking for Several Vehicles

SOWERBYS HOLT OFFICE

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“Our favourite spot in the house would be sitting in the window seats, with my feet up in the breakfast area, looking over the garden at the squirrels and birds.”

Pincroft House is a most impressive and modern detached residence set in glorious private grounds of around 1/3 acre (STMS). Commanding a bold corner plot in arguably one of Sheringham's most desired residential locations, this fine home boasts bright and spacious accommodation set over two floors with contemporary interior design that is immaculately presented and boasting well-proportioned rooms.

This well-balanced house is filled with light thanks to its modern design, with many of the rooms being double or triple aspect. The garden perfectly complements the house to provide extensive entertaining space and is a true gardener's delight.

Set over two floors and extending to over 1,600 sq. ft., the delightful

accommodation briefly comprises; entrance hall, guest WC, 23' dual-aspect formal lounge with over-sized windows and wood-burning stove, open-plan dual-aspect dining area with sliding doors onto a side garden, wonderful shaker-style kitchen with an extensive range of cabinets capped with sumptuous kashmere granite worktops and a full suite of integral appliances.

Open plan to the kitchen is a delightful garden/breakfast room with bespoke fitted seating bench and further cabinet work to match the kitchen. To the first floor, there are three generously proportioned bedrooms, all with fitted wardrobes and each one enjoying a bright dual aspect. The bedrooms are served by a spacious family-sized bathroom with a contemporary white suite and separate shower.







To the front of the property is a spacious gravel parking area for multiple cars leading to a single garage/store. To one side of the garage is a covered walkway leading to the rear garden and two brick-built storage sheds. The remaining front garden is mainly laid to lawn with established shrubs and mature hedgerow boundaries.



A discreet side garden with a small lawned area provides a delightfully sheltered spot with mature trees to the boundary and is accessed from the dining room. The rear garden is a key feature of this fine residence and boasts a wonderful 'Sylvan' backdrop to the house with ornamental fir trees lining the rear boundary.



An extensive Indian sandstone terrace encompasses the rear of the house together with a circular terrace that pierces the vast and undulating lawns. A path extends off the terrace and provides access to a substantial garden lodge which is fitted with power and lighting and currently functions as a hobby room/studio.



The lawns gently incline further into the garden and are peppered with colourful shrub and flowering beds plus a fine selection of ornamental trees. To the rear boundary is a further timber-framed outbuilding utilized as an art studio, and the surrounding boundaries are enclosed by attractive and mature trees and shrubs.

This fine individual home commands an elevated position in the highly popular and discreet Uplands Park area of Sheringham and benefits from easy access to the town centre and the wonderful coastline of north Norfolk.







“We absolutely love the peace and quiet. The garden is amazing and has an abundance of wildlife. Everything is right on your doorstep.”



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ALL THE REASONS

# Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town encompasses.

Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North



Norfolk Railway which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside – what a wonderful town to call home.

Note from the Vendor



Sheringham on a lovely summers day.

"We frequently go swimming in the sea as well as the new reef when then the weather gets slightly colder."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref- 9139-4125-4000-0466-6206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

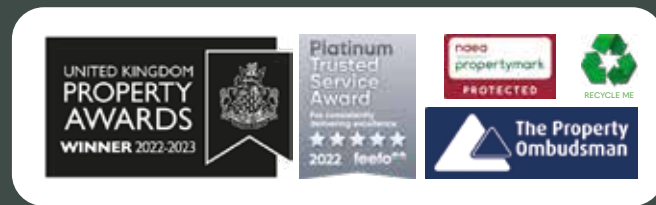
Freehold.

## LOCATION

What3words: ///fortified.lend.lands

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# SOWERBYS



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